

REGULAR CITY COUNCIL MEETING
OCTOBER 26, 1992

PRESENT

Don Dafoe	Mayor
Gayle Bunker	Council Member
Alan Burraston	Council Member
Robert Droubay	Council Member

ABSENT

Robert Dekker	Council Member
Rex Harris	Council Member

OTHERS PRESENT

Dorothy Jeffery	City Recorder
Richard Waddingham	City Attorney
Ron Westland	Oak City Resident
Doug Ingrahm	Delta City Resident
Virginia Taylor	Deputy City Recorder
James Snow	Snow & Snow, P.C.
Steve Fisher	Qualisoft, Inc.
Mariam Waddingham	Delta City Resident
Gregory Schafer	Delta City Employee
Val Kofed	Sunrise Engineering, Inc.
Deborah Greathouse	Delta City Librarian
Neil Farnsworth	KNAK Radio Station
Jerry Reagan	Millard County Bldg. Inspector

Mayor Dafoe called the meeting to order at 7:00 p.m. Dorothy Jeffery, City Recorder, acted as secretary. Mayor Dafoe stated that notice of the meeting time, place and agenda was posted at the principal office of the governing body located at 76 North 200 West and was provided to the Millard County Chronicle/Progress, KNAK Radio Station, and to each member of the City Council by personal delivery two days prior to the meeting.

Council Member Robert Droubay offered an invocation, after which Mayor Dafoe led the Council in the Pledge of Allegiance.

MINUTES

The proposed minutes of a Regular City Council Meeting held September 14, 1992, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Alan Burraston MOVED that the minutes be approved as presented. The motion was SECONDED by Council Member Gayle Bunker.

Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Public Hearing held September 28, 1992, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Gayle Bunker MOVED that the minutes be approved as presented. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Public Hearing held September 28, 1992, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Gayle Bunker MOVED that the minutes be approved as presented. The motion was SECONDED by Council Member Alan Burraston. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The proposed minutes of a Regular City Council Meeting held September 28, 1992, were presented for consideration and approval. The Council reviewed the minutes briefly, after which Council Member Alan Burraston MOVED that the minutes be approved as presented. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a list of which had been given to them two days prior to the meeting. Following a brief discussion of the accounts payable, Council Member Gayle Bunker MOVED that the accounts payable be approved for payment as listed in the amount of \$124,576.88. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

NEW BUSINESS

ATTORNEY RICHARD WADDINGHAM: ORDINANCE REGARDING ZONE CHANGE FROM RURAL RESIDENTIAL (RR) TO PUBLIC QUASI-PUBLIC (PQP) - MILLARD COUNTY

Mayor Dafoe asked Attorney Richard Waddingham to present a proposed ordinance regarding a zone change from Rural Residential (RR) to Public Quasi-Public (PQP) requested by Millard County.

Attorney Waddingham presented a proposed ordinance entitled:

ORDINANCE NO. 92-148

AN ORDINANCE OF THE CITY COUNCIL OF DELTA,
UTAH AMENDING THE ZONE DISTRICT BOUNDARIES TO
RECLASSIFY CERTAIN PROPERTY FROM RURAL
RESIDENTIAL (RR) TO PUBLIC QUASI-PUBLIC (P-QP)

Mayor Dafoe explained that the above zone change was requested by Millard County in order to expand the existing Millard County Fairgrounds facilities. He said that a Public Hearing was held prior to the Regular City Council Meeting to receive public comment regarding the proposed zone change, and there was no opposition to the zone change expressed.

Attorney Waddingham questioned the validity of the legal description submitted by Millard County and recommended that the ordinance be passed subject to the legal description being confirmed as accurate.

Mayor Dafoe said that since Attorney Waddingham questions a discrepancy in the legal description, it will be necessary that the legal description be further reviewed. He also said that in the Public Hearing Jerry Reagan said that if there is a problem with the legal description, Millard County would be responsible for any costs incurred to resurvey the property and correct it.

Following discussion, Council Member Robert Droubay MOVED to adopt Ordinance No. 92-148; however, if there is a discrepancy in the legal description, Millard County will be responsible to correct any discrepancies. The motion was SECONDED by Council Member Gayle Bunker. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Gayle Bunker	Yes
Council Member Alan Burraston	Yes
Council Member Robert Dekker	Absent
Council Member Robert Droubay	Yes
Council Member Rex Harris	Absent

Mayor Dafoe then signed the ordinance and it was attested by City Recorder Dorothy Jeffery.

RON WESTLAND: PRIVATE HANGAR AT DELTA MUNICIPAL AIRPORT

Mayor Dafoe welcomed Ron Westland and asked him to address the City Council regarding a request for a private hangar at the Delta Municipal Airport.

Ron Westland said that he had spoke to Neil Forster about constructing a hangar at the Delta Municipal Airport. Mr. Forster

RCCM 10-26-92
Page 4

told him that in order to construct a hangar, he would be required to lease property from Delta City for a fee of \$.08/per square foot per year for the building and the area of frontage property to the taxiway. Also, at the end of a ten-year period, the building would become the property of Delta City.

Mr. Westland said that he felt that by requiring that the building be turned over to the City after ten years, the owner would loose his/her investment; therefore, it would encourage cheaper buildings to be constructed.

Following further discussion, Mayor Dafoe asked Attorney Richard Waddingham to research and prepare an ordinance that would address hangar lease requirements at the Airport.

VAL KOFED, SUNRISE ENGINEERING INC.: DOWNTOWN BEAUTIFICATION PROJECT UPDATE

Mayor Dafoe welcomed Val Kofed, Sunrise Engineering Inc. and asked him to review with the City Council the status of the Downtown Beautification Project.

Val Kofed, Sunrise Engineering, Inc., said that he has been working primarily with Deputy City Recorder Virginia Taylor and Public Works Director Neil Forster on the Downtown Beautification Project, and that several meetings have been held wherein this project has been discussed and different ideas for development have been shared. Meetings have been held with Utah Department of Transportation (UDOT) and they have expressed their support to the proposed project.

Mr. Kofed explained that in order to complete the project as designed, the asphalt on Main Street would have to be stripped, leveled and reapplied. At that time, the water and sewer lines under that portion of Main Street should be replaced and a storm drain should be added. Mayor Dafoe and the City Council concurred with the concepts presented.

Also, Mr. Kofed explained that the CDBG contract stated that the scope of the project was from 500 West to Center Street along Main Street and one-half block north and south of Main Street. However, due to the excessive cost of the project, Mr. Kofed recommended that the project be concentrated along Main Street only. That the 1/2 block portions north and south of Main Street be deleted from the project and the project be extended one more block east to include 100 East Main Street to include the new Delta North Elementary School that is currently being constructed.

Mr. Kofed recognized that before proceeding with the aforementioned proposal, written permission must be obtained from the State to change the project design or location.

Mr. Kofed then recommended that a public meeting be scheduled with the City Council, Chamber of Commerce, Sunrise Engineering, and the Beautification Committee to further discuss and plan the proposed Downtown Beautification Project. A meeting was scheduled for Monday, November 30, 1992, at 6:30 p.m.

ATTORNEY RICHARD WADDINGHAM: ORDINANCE PROHIBITING PARKING ON EAST SIDE OF 150 EAST STREET

Mayor Dafoe asked Attorney Richard Waddingham to present a proposed ordinance prohibiting parking on 150 East Street.

Attorney Waddingham said that this agenda item was stated incorrectly and "East Side" should have been eliminated from the title. He then presented and reviewed a proposed ordinance entitled:

ORDINANCE NO. 92-149

AN ORDINANCE REGULATING THE PARKING OF A
VEHICLE ON 150 EAST STREET BETWEEN MAIN STREET
AND 100 NORTH STREET IN DELTA, UTAH.

Following discussion, Council Member Gayle Bunker MOVED to adopt Ordinance No. 92-149 as presented. The motion was SECONDED by Council Member Alan Burraston. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Gayle Bunker	Yes
Council Member Alan Burraston	Yes
Council Member Robert Dekker	Absent
Council Member Robert Droubay	Yes
Council Member Rex Harris	Absent

Mayor Dafoe then signed the ordinance and it was attested by City Recorder Dorothy Jeffery.

COUNCIL MEMBER ROBERT DROUBAY: DELTA CITY LIBRARY HOURS

Mayor Dafoe asked Council Member Robert Droubay to discuss Delta City Library hours open to the public.

Council Member Robert Droubay said that the Library Board met and discussed the hours that the Library should be open to the public. It was the consensus of the Library Board that a survey should be conducted to determine what hours the public would like the Library open before a decision is made.

Following brief discussion, Council Member Robert Droubay MOVED to table this item until to allow for further research. The motion was SECONDED by Council Member Gayle Bunker. Mayor Dafoe asked if

RCCM 10-26-92
Page 6

there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR DON DAFOE: PROPOSED CAPITAL IMPROVEMENT PROGRAM

Mayor Dafoe explained that in order for the Planning Commission to complete their update of the Delta City Master Plan, a proposed Capital Improvement Program must be reviewed by the City Council and a dollar amount must be set for capital improvement projects.

Following brief discussion, Council Member Gayle Bunker MOVED that Capital Improvement Projects will generally be over \$25,000. The motion was SECONDED by Council Member Alan Burraston. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

MAYOR DON DAFOE: PARTIAL PAYMENT REQUEST NO. 2 - CREAMER & NOBLE ENGINEERS-AIRPORT IMPROVEMENT PROJECT

Mayor Don Dafoe presented Partial Payment Request No. 2 from Creamer & Noble Engineers for construction management and inspection services on the Airport Improvement Project in the amount of \$16,611.88.

Following brief discussion, Council Member Gayle Bunker MOVED to approve Partial Payment Request No. 2 to Creamer & Noble Engineers in the amount of \$16,611.88. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

OTHER BUSINESS

James C. Snow, Snow & Snow, and Steve Fisher, Qualisoft, addressed the City Council and presented current financial statements. They said that they are primarily through with their work at Delta City. However, after the first of the year there are several issues that need to be addressed and corrected, and they are planning to return and help clean up other problem areas.

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Mayor Dafoe said that arrangements have been made with Support Net for staff training on the General Ledger, Accounts Payable, Payroll, etc. The training will cost \$500 per day, plus room and meals.

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Council Member Robert Droubay mentioned that there is a light out outside the Library and it needs to be repaired or replaced as soon as possible.

RCCM 10-26-92

Page 7

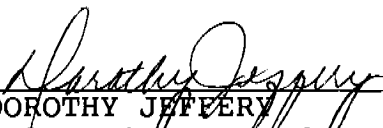
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Discussion was held regarding a semi-truck parking problem in the Pendray Subdivision area. Attorney Waddingham said that he would meet with Public Works Director Neil Forster and Tom Chandler to discuss this issue.

Mayor Dafoe asked if there were any comments, questions or items to be discussed. There being none, Council Member Gayle Bunker MOVED to adjourn. The motion was SECONDED by Council Member Robert Droubay. Mayor Dafoe asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously. Mayor Dafoe declared the meeting adjourned at 8:55 p.m.



DON DAFOE, Mayor



DOROTHY JEFFERY
Delta City Recorder

MINUTES APPROVED: RCCM 11-09-92